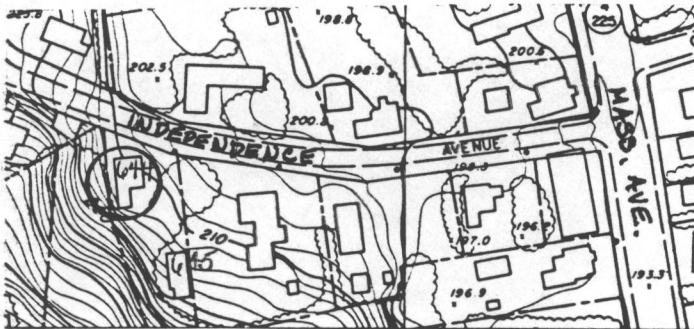


FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125



Assessor's Number 0022000110 USGS Quad Boston N. Area(s) Form Number 644, 645

Town Lexington

Place (neighborhood or village) East Lexington

Address 18 Independence Ave.

Historic Name

Uses: Present Residential

Original Residential

Date of Construction ca. 1860

Source Stylistic analysis

Style/Form Italianate

Architect/Builder

Exterior Material:

Foundation Brick

Wall/Trim Wood Clapboard

Roof Asphalt Shingle

Outbuildings/Secondary Structures Barn

Major Alterations (with dates)

Side addition (date unknown)

Condition Good

Moved ☒ no ☐ yes Date

Acreage 0.3 A.

Setting At the base of a steep hill on a side street with mid-19th-century houses

Recorded by Nancy S. Seasholes

Organization Lexington Historical Commission

Date (month / year) April 1998

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

BUILDING FORM

ARCHITECTURAL DESCRIPTION ☐ see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

18 Independence Ave. is one of a number of well-preserved side-gabled center-entrance Italianates in Lexington; it is distinguished by the existence of its barn and the unusual placement of its rear ell. The house (MHC #644) is rectangular with a rear ell, 2½ stories, three-by-one bays, and side gabled with an exterior chimney at the junction of the main block and the ell and an interior chimney at the intersection of the house and ell. The ell is shed-roofed, two stories, three-by-one bays and thus extends across the entire rear of the house. The house is set on a brick foundation, clad with wood clapboards, and roofed with asphalt shingles. At the south end of the ell is a side-gabled, two-by-one bay, one-story addition. The main entry is in the center of the facade, there is a secondary entry in the addition, and windows are 6/6 double hung sash. The barn (MHC #645) at the rear of the property is 1½ stories, side-gabled and has an original barn door; at the north end is a one-by-two bay side-gabled addition with a front chimney and a garage door at the basement level.

HISTORICAL NARRATIVE ☐ see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

It is not clear exactly when this house was built nor by whom, for it has not been possible to trace its original owner in the deeds. Worthen calls it the Fletcher House, but he may have been referring to its owners in the 1940s. He also says that it was once occupied by Franklin Alderman, who carried on a butchering business there before buying the house now at 109 Massachusetts Ave. (MHC #634) in 1871. The 1875 map of East Lexington indicates that this house was then occupied by "C. Butterfield." But neither Fletcher, Alderman, nor Butterfield are listed as grantees of this property in the 1850s, 60, or 70s, nor is Frank D. Pierce, who is shown as the owner on an April 1915 plan. The problem, Worthen wrote in 1956, is that this land was part of the Robbins-Stone estate and became tied up in its holdings, sales, and foreclosures. Worthen added that since this house is not shown on an 1855 map of the Bowman Tavern estate, which included this land, it must have been built after that date. The style of the house, which is similar to that of other three-bay side-gabled Italianate farmhouses such as the one at 21 Larchmont Ln. (MHC #764), which was constructed in 1855, suggests that it was built in the 1850s or 60s. The unusual placement of the rear ell across the entire rear of the house instead of perpendicular to it may be an accommodation to the house's location at the base of a very steep slope.

BIBLIOGRAPHY and/or REFERENCES ☐ see continuation sheet

Beers, F. W. *County Atlas of Middlesex Massachusetts*. New York: J.B. Beers & Co., 1875. East Lexington plate.
Middlesex Registry of Deeds. Deeds. Cambridge, MA. 11527: 34; 3959: end.
Worthen, Edwin B. *Tracing the Past in Lexington, Massachusetts*. New York: Vantage Press, 1998. 47.
———. Letter to Mrs. Olive M. Wheeler, 9 August 1956. Worthen Collection, Cary Library, Lexington, MA.

☐ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town
Lexington

Property Address
18 Independence Ave.

Area(s) Form No.

644, 645



Roll #17, Negative #27